

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 14 | | VICTORIA RD, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|---------------------|-------|------------|
| Owner 1: | FERNALD STEPHANIE A | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 14 VICTORIA ROAD | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 02474 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-----------------------|-------|--|
| Owner 1: | FERNALD STEPHANIE A - | | |
| Owner 2: | MC KERSIE WILLIAM S - | | |
| Street 1: | 14 VICTORIA ROAD | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.13223 | Total SF/SM: | 5760 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 414,961 | Spl Credit | Total: | 415,000 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON**APPRAISED:**

USE VALUE:

ASSESSED:

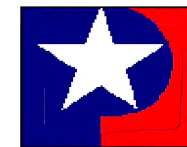
Total Card /

Total Parcel

855.800

855,800

855,800



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 42484 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 8 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 7 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|--------------|
| 9/13/2018 | MEAS&NOTICE | PH | Patrick H |
| 1/12/2009 | Meas/Inspect | 294 | PATRIOT |
| 9/22/2005 | MLS | BR | B Rossignol |
| 12/15/2004 | MLS | MM | Mary M |
| 1/5/2004 | MLS | HC | Helen Chinal |
| 10/6/1999 | Meas/Inspect | 267 | PATRIOT |
| 7/28/1993 | | KT | |
| | | | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA
//_/_

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|--------------------------------|----------------|------------|------------|-------------|-------------------|------------|
| 101 | 5760.000 | 437,500 | 3,300 | 415,000 | 855,800 | | 42484 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 0.132 | 437,500 | 3,300 | 415,000 | 855,800 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.132 | 437,500 | 3,300 | 415,000 | 855,800 | Total Land: | Insp Date |
| Source: Market Adj Cost | Total Value per SQ unit /Card: | | 479.71 | /Parcel: | 479.71 | Land Unit Type: | 2016/01/10 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 437,500 | 3300 | 5,760. | 415,000 | 855,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 424,400 | 3300 | 5,760. | 415,000 | 842,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 424,400 | 3300 | 5,760. | 415,000 | 842,700 | 842,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 323,500 | 3300 | 5,760. | 385,300 | 712,100 | 712,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 323,500 | 3300 | 5,760. | 385,300 | 712,100 | 712,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 323,500 | 3300 | 5,760. | 337,900 | 664,700 | 664,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 323,500 | 3300 | 5,760. | 308,300 | 635,100 | 635,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 310,500 | 3300 | 5,760. | 272,700 | 586,500 | 586,500 | Year End Roll | 12/11/2014 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

| | | | | | | |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,300 | Total Special Features: | | Total: | 3,300 |
|---------|-------------------|-------|-------------------------|--|--------|-------|